

035.0

0002

0034.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

694,700 / 694,700

USE VALUE:

694,700 / 694,700

ASSESSED:

694,700 / 694,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
32-34		HILTON ST, ARLINGTON

OWNERSHIP

Owner 1:	MANFREDONIA GIULIO	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 32 HILTON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: N
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	MANFREDONIA GIULIO -
Owner 2:	MANFREDONIA FIOMENA -
Street 1:	22 LINDEN TERRACE
Twn/City:	WALTHAM
St/Prov: MA	Cntry:
Postal: 02452	

NARRATIVE DESCRIPTION

This parcel contains 5,509 Sq. Ft. of land mainly classified as Two Family with a Multi- TnhS Building built about 1956, having primarily Wood Shingle Exterior and 1813 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5509		Sq. Ft.	Site		0	64.	1.06	3									374,573						374,600	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		5509.000	320,100		374,600	694,700			
Total Card		0.126	320,100		374,600	694,700	Entered Lot Size		
Total Parcel		0.126	320,100		374,600	694,700	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	383.18	/Parcel: 383.1	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID								
035.0-0002-0034.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	320,100	0	5,509.	374,600	694,700	694,700
2019	104	FV	291,200	0	5,509.	339,500	630,700	630,700
2018	104	FV	291,200	0	5,509.	321,900	613,100	613,100
2017	104	FV	272,900	0	5,509.	280,900	553,800	553,800
2016	104	FV	272,900	0	5,509.	240,000	512,900	512,900
2015	104	FV	227,000	0	5,509.	222,400	449,400	449,400
2014	104	FV	227,000	0	5,509.	184,400	411,400	411,400
2013	104	FV	236,200	0	5,509.	175,600	411,800	411,800

SALES INFORMATION

TAX DISTRICT									PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
MANFREDONIA GIU	1298-73		4/4/2005	Family	150,000	No	No			
HALPIN ANN E	1159-19		7/23/1996		179,000	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
4/23/2009	Measured	163	PATRIOT
3/4/2000	Mailer Sent		
3/2/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

